



155 St. Philips Drive, Evesham, WR11 2RQ

Offers over £200,000





155 St. Philips Drive

Evesham, WR11 2RQ

- Two bedroom starter home
- Chain free
- Parking
- Ready to move into

CHAIN FREE - CALLING ALL FIRST TIME BUYERS

Situated in the ever-popular Charity Crescent, this well-presented end-terrace property offers an excellent opportunity for first-time buyers, investors, or those seeking a comfortable home in a convenient location.

The ground floor comprises an entrance hallway, a spacious lounge, and a fitted kitchen, providing practical and well-balanced living accommodation. Upstairs, the property features two well-proportioned bedrooms and a family bathroom, making it ideal for couples, small families, or tenants alike.

Offered to the market with no onward chain, the property provides a straightforward and hassle-free purchase process. Further benefits include off-road parking, a private rear garden, and a highly desirable location with easy access to local amenities, reputable schools, and excellent transport links.

Offers over £200,000



Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band B
EPC Rating - C

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

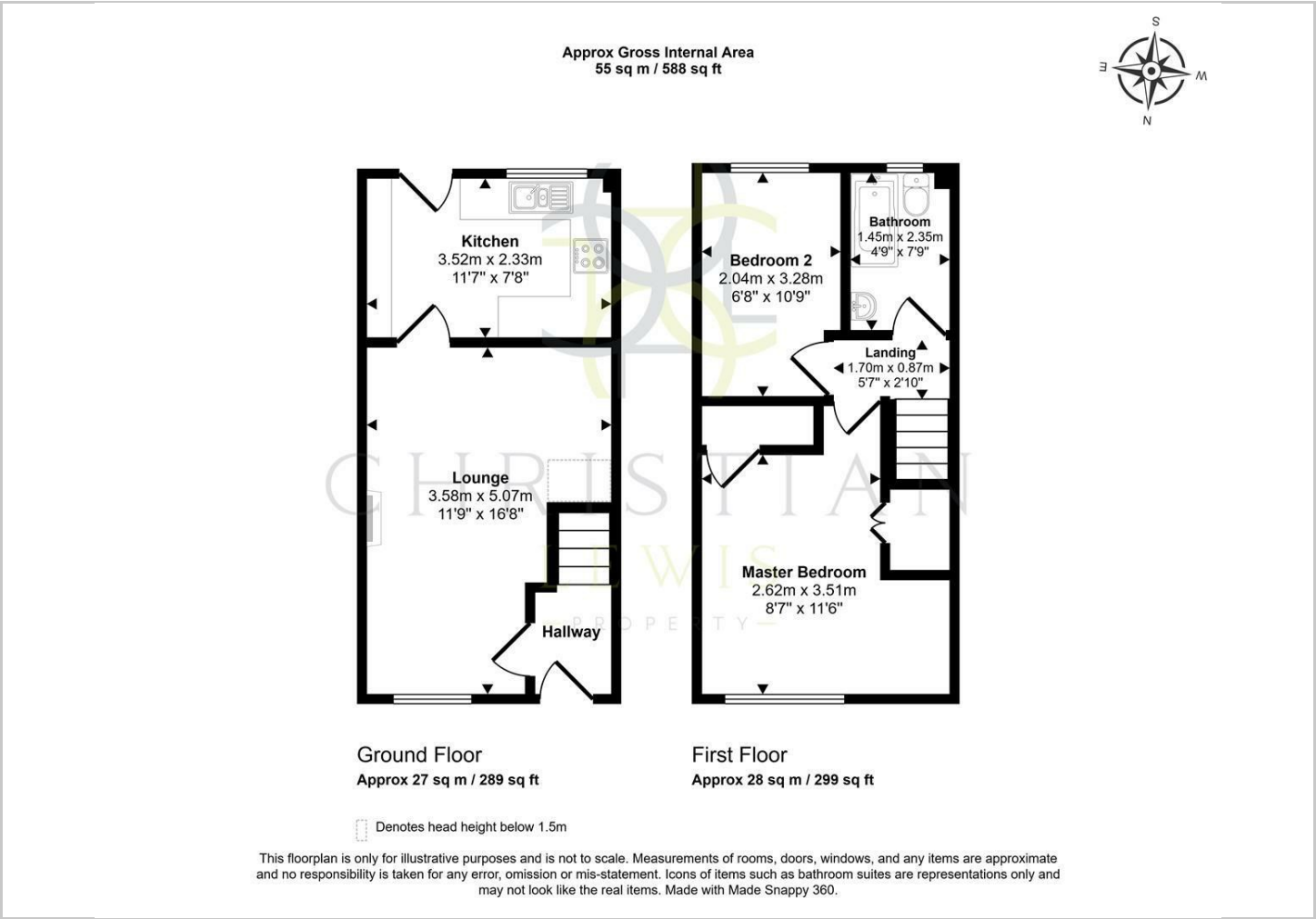
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.



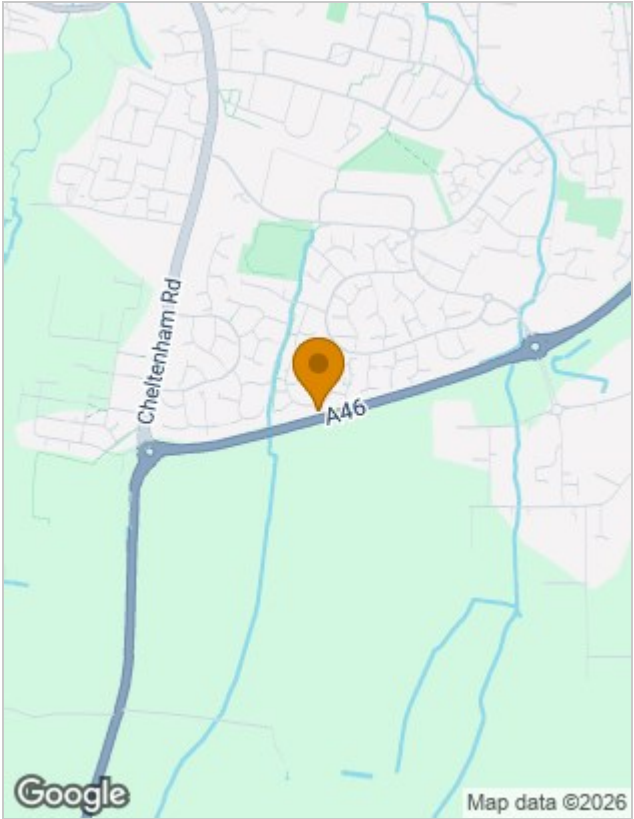




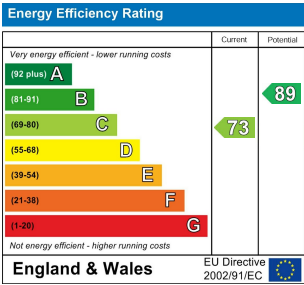
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.